

ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

A map showing the site location within a street grid. The site is marked with a black rectangle and the word "SITE" in white. The map includes the following street labels: E ACOMA DR at the top, E EVANS RD, E REDFIELD RD, E THUNDERBIRD RD at the bottom, N 76TH ST on the left, and N HAYDEN RD on the right. A north arrow is located in the bottom right corner of the map area.

- North Industrial/warehouse use, zoned I-1 District
- South Industrial/warehouse use, zoned I-1 District
- East Industrial/warehouse use, zoned I-1 District
- West Industrial/warehouse use, zoned I-1 District

**APPLICANT'S
PROPOSAL****Goal/Purpose of Request.**

This is a request for approval of a cabinet manufacturing and refinishing business in a portion of an existing warehouse/shop building. There will be no changes made to the exterior of the building, and all manufacturing and finishing activities will be conducted indoors. Operations include milling of raw materials, assembling cabinets and similar wood products, staining and finishing, and storage. Equipment for this use includes wood milling machines, finishing spray booths, and a dust collection system.

Development Information.

- Existing Use: Furniture warehousing and upholstery shop
- Buildings/Description: One existing industrial building (2 stories, 40,569 square feet)
- Parcel Size: 1.6 acres
- Floor Area of proposed use: 11,563 square feet (west half of the first floor)
- Parking Required/Provided 68 spaces / 76 spaces

IMPACT ANALYSIS**Traffic.**

There are no anticipated traffic impacts. Streets within the Scottsdale Airpark are designed to accommodate the level and type of traffic generated by this and other industrial and commercial uses. The proposed operation of manufacturing and finishing of wood cabinetry and furniture is estimated to generate 265 daily trips, with 35 a.m. peak hour trips and 37 p.m. peak hour trips. In comparison to operating the existing building as general office, which would be estimated to generate 633 daily trips, this represents an approximately 58% reduction in daily trips.

Water/Sewer.

Existing sewer and water facilities are provided to this site. No water or sewer system upgrades or additional service connections are required.

Fire.

The fire department has no objections subject to final review and approval of the equipment specifications and the provision of an adequate fire extinguisher system.

Use Permit Criteria.

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
 1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or

illumination.

- **All manufacturing, assembly and finishing operations will be conducted inside of the facility. Appropriate ventilation and filtration systems will reduce paint and finish spray fumes and odors to mitigate any impacts to adjacent uses. No impacts related smoke, dust and vibration are associated with this operation.**
 - **The applicant is required to obtain Maricopa County Environmental Health Services, Air Pollution Control Division approvals. County regulations include enforcement and inspection.**
2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
 - **The operation is not a significant generator of traffic. The local street system is designed to a local commercial street standard and is intended to accommodate the level and type of vehicle traffic associated with this use. The site has adequate parking for this use and other uses in the building.**
 3. There are no other factors associated with this project that will be materially detrimental to the public.
 - **No additional impacts identified.**
- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
- **The use is compatible with the surrounding industrial/warehouse uses. The nearest residential use is located 530 feet to the south.**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.
- **There are no other specific requirements for this use that apply to this case.**

Community Involvement.

This site has been posted with an information sign and surrounding property owners have been notified. One letter was received indicating that this business would be too noisy so close to residential property. No other comments have been received.

STAFF
RECOMMENDATION

Recommended Approach:

Staff finds that the Conditional Use Permit criteria have been satisfied and recommends approval subject to the attached stipulations.

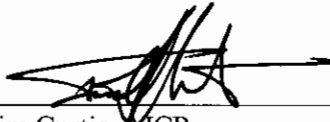
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

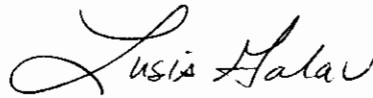
STAFF CONTACT(S)

Tim Curtis, AICP
Principal Planner
480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY



Tim Curtis, AICP
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Stipulations
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Citizen Involvement
6. City Notification Map
7. Floor Plan

STIPULATIONS FOR CASE 20-UP-2006

PLANNING/ DEVELOPMENT

1. **CONFORMANCE TO DEVELOPMENT SUBMITTAL.** Development shall conform to the Floor Plan submitted by the applicant and staff dated 7/6/06. These stipulations take precedence over the above-referenced floor plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. **LOCATION OF EQUIPMENT.** All manufacturing and finishing activities shall be conducted indoors.
3. **VENTILATION AND DUST CONTROL.** Prior to the commencement of manufacturing or spraying operations, the business owner shall install ventilation and dust control systems, in accordance with manufacturers specifications and to the satisfaction of City Building Plan Review staff. This system shall prevent odors and dust resulting from the manufacturing and finishing operations from being released to the exterior of the building or to other tenant spaces within the same building. No odors or dust shall be ventilated through any open doors.
4. **FIRE CODE COMPLIANCE.** All elements of paint booth and exhaust system shall comply with all applicable Fire Code regulations.
5. **AIR QUALITY STANDARDS.** The developer shall conform to the requirements of the Maricopa County Environmental Health Services, Air Pollution Control Division and conform to all requirements related to this use including obtaining an Air Quality Permit prior to operation, as required by the Division.



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: _____ - PA - _____

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: _____

Project Location: 7722 E Gray Rd, Scottsdale, AZ 85260

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☒ Industrial

Current Zoning: I-1 Proposed Zoning: n/a

Number of Buildings: 1 Parcel Size: 70,500 sqft

Gross Floor Area/Total Units: 40,569 Floor Area Ratio/Density: _____

Parking Required: 68 Parking Provided: 76

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

Cullum Homes, a quality home builder for the Scottsdale and Paradise Valley areas, has a need to expand their custom cabinet manufacturing capabilities to support their growth in the community.

Request a conditional use permit for cabinet and furniture manufacturing and finishing at 7722 E Gray Rd with Industrial Park I-1 zoning.

The existing building is currently being leased a number of tenets supporting operations from furniture warehousing to upholstery work. Cullum Custom Cabinets intends to occupy approximately 11,000 sqft of the first floor for cabinet and furniture manufacturing.

Items for Consideration:

1. There are no changes planned for the exterior of the building. All manufacturing will be conducted within the confines of the existing structure.

2. The site bordered on all sides by other I-1 facilities.

3. A dust collection system will be needed to support manufacturing processes. The dust collector will be completely located within the existing structure (shown on floorplan). No dust collector components will be outside of the building or visible from the exterior.

4 Two spray booths will be needed for the finishing process. They will have a combined footprint of approximately 500 sqft. Both units will be located within a prep and finish room of appx 1500 sqft (separate from the other operations within the building - shown on floorplan). The booths will contain filtration and ventilation systems, will be vented through the roof of the building, and will meet Scottsdale Fire Code.

5. The site would be a minor traffic generator (see Trip Generation Report). The streets already support I-1 traffic in the immediate vicinity.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Cullum Custom Cabinets

20-UP-2006

ATTACHMENT #3



Q.S.
33-46

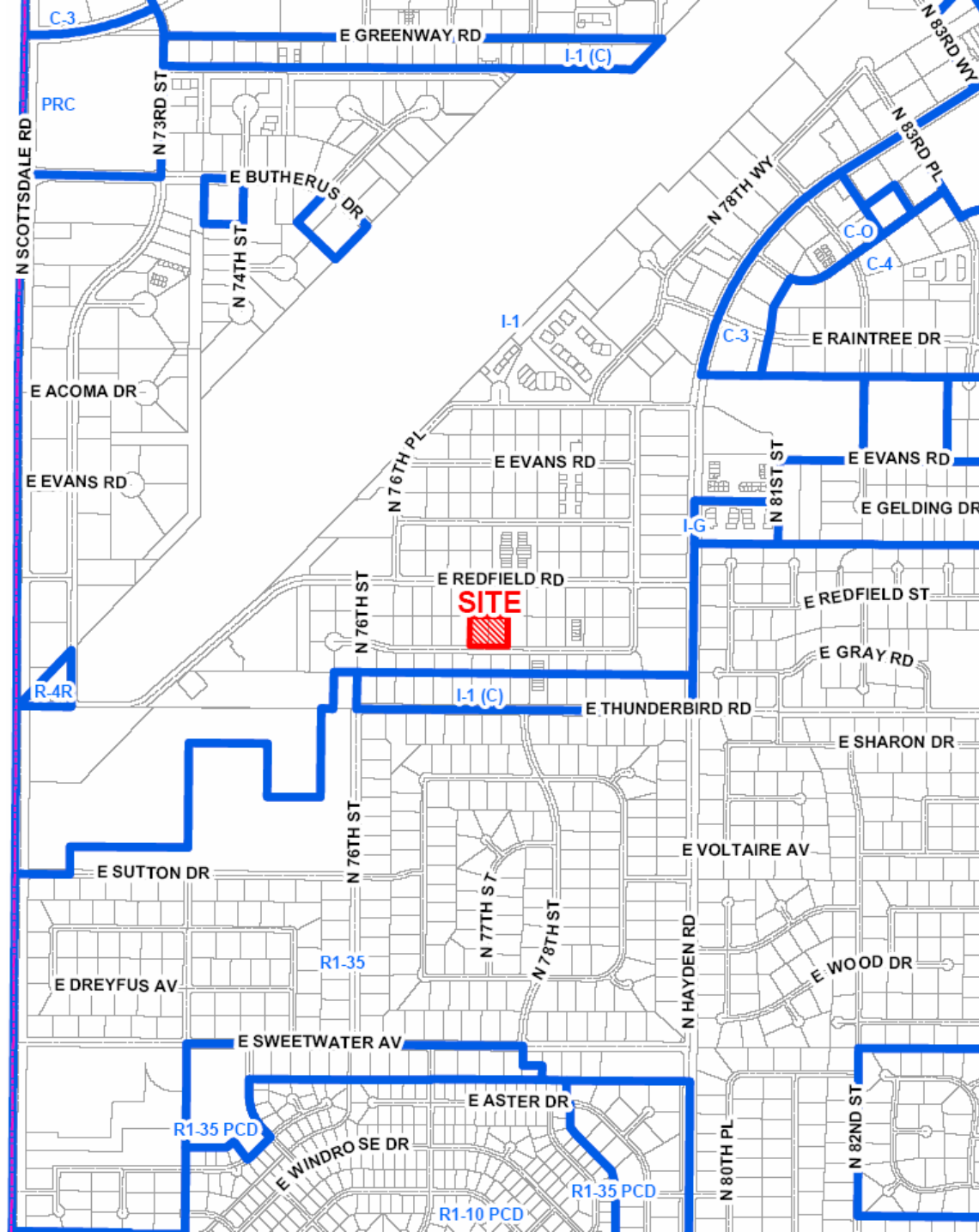
G.I.S. ORTHOPHOTO 2005

Cullum Custom Cabinets

20-UP-2006

ATTACHMENT #3A

Zoning Map



NEIGHBORHOOD INVOLVEMENT REPORT

The following is a list of all property owners within 750' of the referenced site. The owners were contacted through 1st class mail sent through the USPS on 16 June, 2006.

Attachments:

1. Property owner contact information
 2. Map of parcels within 750' of site
 3. Notification letter
 4. Site map sent with notification letter
 5. Affidavit of posting
 6. Picture of posted sign
-
- No comments, letters, or correspondence were received prior to application submittal
 - Comments, letters, and/or correspondence attached

McClay, Doris

From: Frey, Beckye
Sent: Tuesday, June 20, 2006 11:01 AM
To: Curtis, Tim; McClay, Doris
Subject: FW: cullum custom cabinets (402-PA-2006)

-----Original Message-----

From: penifriend@netzero.net [mailto:penifriend@netzero.net]
Sent: Tuesday, June 20, 2006 9:39 AM
To: Planning Customer Relations
Subject: cullum custom cabinets

I think this business would be far to noisey to be this close to residential property. I strongly abject to this business getting a permit to operate in the air park

Richard Friend

penifriend@netzero.net

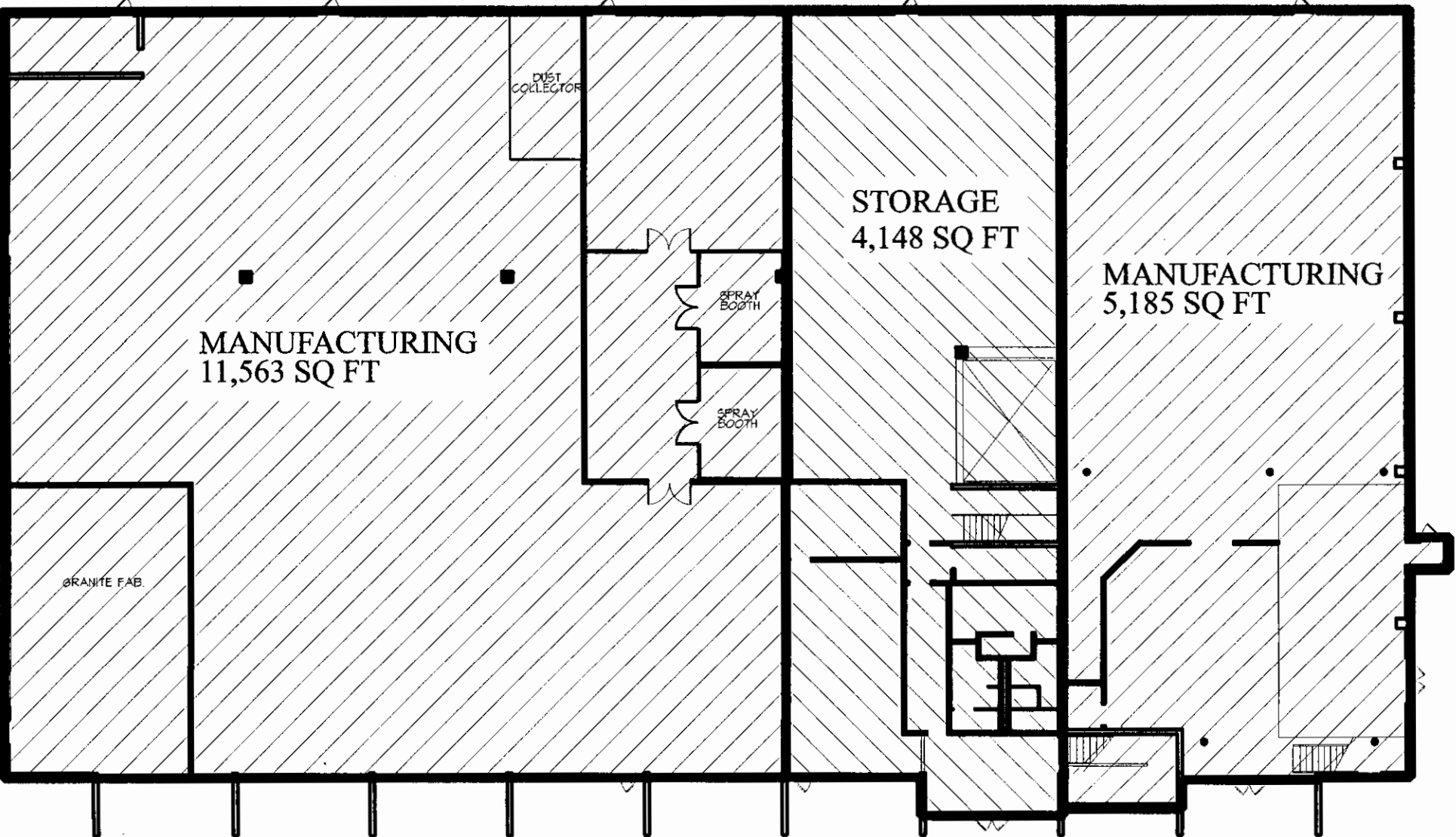
This message was feedback from the following web page:
<http://www.scottsdaleaz.gov/projects/default.asp>
6/20/2006 9:38:38 AM

67.150.73.153 Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1)
sessionID: 17335884

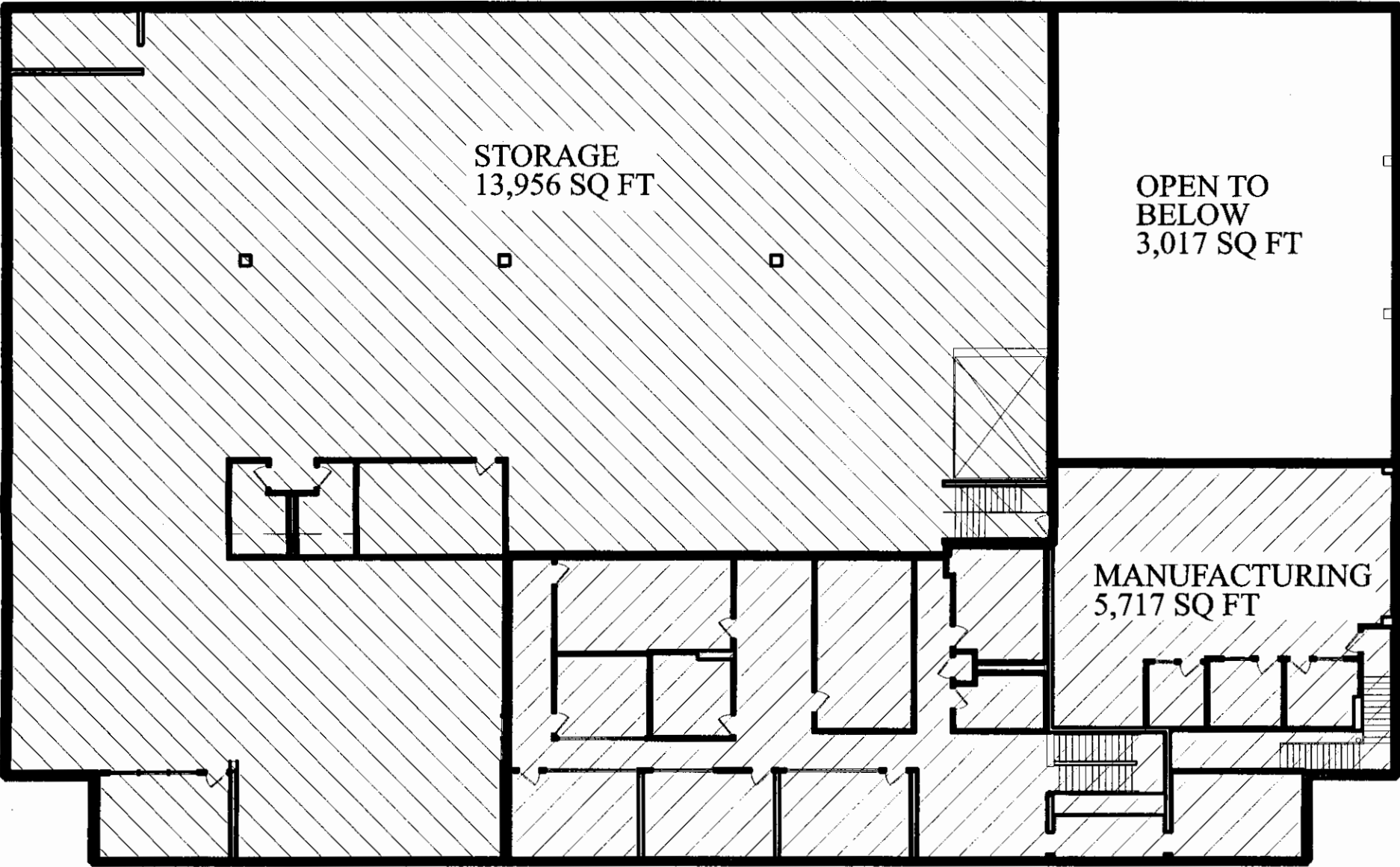
Cullum Custom Cabinets



OCCUPANCY GROUPS:	MANUFACTURING AND STORAGE	PARKING SPACE CALCULATION
MANUFACTURING AREA:	22,465 SQ FT	MANUFACTURING: 22,465 SQ FT / 500 = 45
STORAGE AREA:	18,104 SQ FT	STORAGE: 18,104 SQ FT / 800 = 23
TYPE OF CONSTRUCTION:	BLOCK	TOTAL PARKING SPACES REQD: 68
FLOOR AREA:	40,569 SQ FT	TOTAL PARKING SPACES AVAIL: 76
HEIGHT:	32 FT	
NUMBER OF STORIES:	2	
OCCUPANT LOAD:		



FIRST FLOOR PLAN



SECOND FLOOR PLAN